Karen Johnson Davidson County
Batch# 632143 DEEDQC
05/10/2021 12:02:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210510-0062426

QUITCLAIM DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $0.00. Affiant Subscribed and sworn to before me This 6th day of May, 2021. Notary Public My Commission Expires:

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 03/03/2025

Address New Owner as:	Tax Bill To:	Map / Parcel
Harmony H. England Greg England 541 Skyview Drive Nashville, TN 37206	New Owners	P/O 08311007500

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **Harmony H. England and Greg England, wife and husband,** (hereinafter referred to as "Grantors") do hereby quitclaim and convey unto **Harmony H. England and Greg England, wife and husband,** (hereinafter referred to as "Grantees"), all of their interest in the following described parcel of real estate located in Davidson County, Tennessee:

Land located in Nashville, Davidson County being Lot "B" according to an unrecorded plat by Z.J. Wilkerson, Surveyor on December 31, 1949 and described as follows:

Beginning at an iron rod located in the south margin of Skyview Drive, said point being the north east corner of Lot 11, the north west corner of Lot 10; thence, along

the south margin of Skyview Drive, South 75 degrees, 48 minutes, 24 seconds East 80.39 feet to a point in the existing drive, this being the beginning point for this described Lot "B", thence, continuing with said south margin South 75 degrees 48 minutes 24 seconds East 20.00 feet to an iron rod, said point being the north east corner of Lot 9 as shown on Metro Tax Map 83-11, Parcel 295, thence along the common lines of Lot "B" and Lot 9, South 14 degrees 09 minutes 33 seconds West 250.00 feet to an iron rod; thence, along the south line of this lot North 75 degrees 45 minutes 34 seconds west, 100.00 feet to a large tree in the east line of Lot "C"; thence, along the east line of Lot "C" and this trace North 14 degrees 08 minutes 06 second east 99.85 feet to an iron rod; said point being the south east corner of Lot 11; the south west corner of Lot 10 and the north west corner of Lot "B"; thence, with the north,west line of this lot South 75 degrees 46 minutes 48 seconds east 80.10 feet to an iron rod; thence, North 14 degrees 08 minutes 06 seconds east 150.11 feet to the point of beginning, containing 12,985.97 sq. ft., 0.30 acres more or less. This description was prepared by Rocky L. Montoya, surveyor #697, 1105 Old Dickerson Road, Goodlettsville, Tn 37072.

Being part of the same property conveyed to Harmony H. England and Greg England, wife and husband by Warranty Deed from David M. Lubell and wife, Shannon Lubell of Record in Instrument 20110505-0034753, in said Register's Office for Davidson County, Tennessee.

The Grantors have executed this deed, in part, to obtain a separate Map/Parcel number for the above-described property.

This is improved real property commonly known as 541 Skyview Drive, Nashville, TN 37206.

Also included in the conveyance is a reservation of a permanent of a two-foot wide access easement along the easterly portion of the existing concrete driveway on Lot 10 of the Plan of Rolling Acres Subdivision of record in Plat Book 1130, page 34 of Register's Office of Davidson County, Tennessee, as is shown on the lot survey attached as Exhibit A which describes the easement as a "2 foot easement for length of ex. Driveway". This easement is permanent and shall run with the land and shall be maintained jointly by the Grantors and Grantees and their heirs and assigns.

IN WITNESS WHEREOF, the Grantors have caused this Quitclaim Deed to be executed this 11 day of May, 2021.

Harmony H. England

Greg England

STATE OF TENNESSEE}

COUNTY OF DAVIDSON}

On this 6th day of May, in the year 2021, before me the undersigned, personally appeared **Harmony H. England**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that she executed it.

WITNESS my hand and official seal or stamp, this 6th day of May, 2021.

Notary Public

My Commission Expires: _____

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 03/03/2025

STATE OF TENNESSEE}

COUNTY OF DAVIDSON}

On this 6th day of May, in the year 2021, before me the undersigned, personally appeared **Greg England**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he executed it.

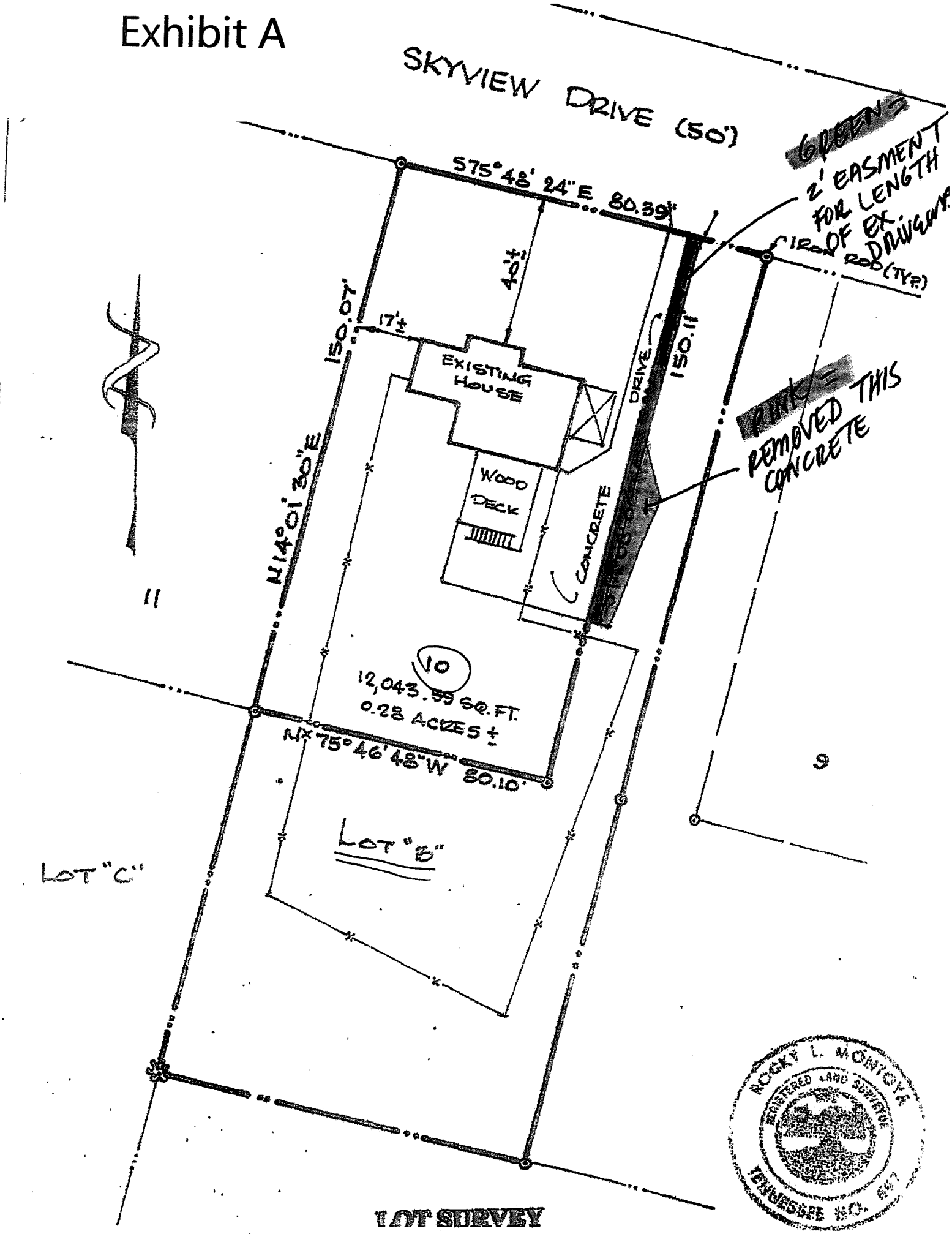
WITNESS my hand and official seal or stamp, this 6th day of May, 2021.

Notary Public

My Commission Expires: _____

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 03/03/2025

Exhibit A



LOT SURVEY

202105100062426

Tennessee Certification of Electronic Document

I, Robert J. Notestine III, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Trent North Notestine, a notary public for this county and state,
Notary's Name

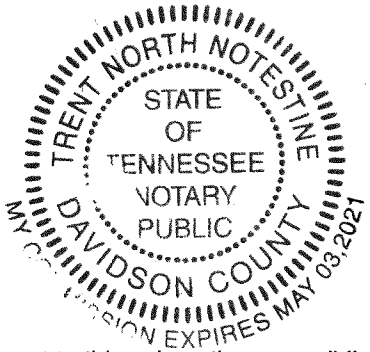
Robert J. Notestine, III, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 05/03/2021

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

00569731